

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
164	-166	PALMER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MADMAX 164 REALTY LLC			
Owner 2:				
Owner 3:				
Street 1:	19 AGAWAM ROAD			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01890		Type:	

## PREVIOUS OWNER

Owner 1:	MURRAY PAUL D JR & KELLY A -		
Owner 2:	-		
Street 1:	19 AGAWAM ROAD		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry	
Postal:	01890		

### NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2622 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800				
Total AC/HA: 0.11364			Total SF/SM: 4950			Parcel LUC: 104			Two Family			Prime NB Desc			ARLINGTON						Total:	454,802		Spl Credit				Total:	454,800	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	551,700	4,400	454,800	1,010,900
Total Card	0.114	551,700	4,400	454,800	1,010,900
Total Parcel	0.114	551,700	4,400	454,800	1,010,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			385.55	/Parcel: 385.55

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	551,700	4400	4,950.	454,800	1,010,900		Year end	12/23/2021
2021	104	FV	525,900	4400	4,950.	454,800	985,100		Year End Roll	12/10/2020
2020	104	FV	525,900	4400	4,950.	454,800	985,100	985,100	Year End Roll	12/18/2019
2019	104	FV	391,000	4400	4,950.	483,200	878,600	878,600	Year End Roll	1/3/2019
2018	104	FV	391,000	4400	4,950.	352,500	747,900	747,900	Year End Roll	12/20/2017
2017	104	FV	365,800	4400	4,950.	307,000	677,200	677,200	Year End Roll	1/3/2017
2016	104	FV	365,800	4400	4,950.	261,500	631,700	631,700	Year End	1/4/2016
2015	104	FV	324,500	4400	4,950.	255,800	584,700	584,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
5/6/2000	Inspected	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
8/17/1993		EK	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**APPAISED:** 1,010,900 / 1,010,900  
**USE VALUE:** 1,010,900 / 1,010,900  
**ASSESSED:** 1,010,900 / 1,010,900



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	31414
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## PRINT

Date	Time
12/29/21	23:34:40

**LAST REV**

Date	Time
05/03/18	11:49:42

ekelly
377

**!3777!**

Parcel ID 044.0-0005-0003.0

044.0-0005-0003.0

